

TOWN OF LOS ALTOS HILLS

PLANNING COMMISSION AGENDA

REGULAR MEETING, THURSDAY, AUGUST 6, 2009 AT 7:00 p.m.

Council Chambers, 26379 Fremont Road, Los Altos Hills www.losaltoshills.ca.gov

ASSISTANCE FOR PERSONS WITH DISABILITIES

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (650) 941-7222. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Notice to Public: Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection in the City Clerk's office located at 26379 Fremont Road, Los Altos Hills, California during normal business hours.

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

2. PRESENTATIONS FROM THE FLOOR

Persons wishing to address the Commission on any subject not on the agenda are invited to do so now. Please note, however, that the Commission is not able to undertake extended discussion or take action tonight on non-agendized items. Such items will be referred to staff or placed on the agenda for a future meeting.

3. PUBLIC HEARINGS

Persons wishing to address the Commission should obtain a copy of the request form located at the table at the back of the Council Chambers and leave the completed form at the podium; this ensures that names are recorded accurately in the minutes. Please limit remarks to three minutes. This will assure time for all persons wishing to speak. Also, in the interests of time, please avoid redundancy with remarks made by previous speakers. If a large group wishes to express its views, the group should try to have one spokesperson.

If you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described below, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Any interested party may appeal a determination of the Planning Commission to the City Council by filing a written notice of appeal with the City Clerk within twenty-two (22) days of the decision. A nonrefundable filing fee and a deposit for services shall accompany each notice of appeal, except that any member of the Council may file such an appeal without payment of a fee.

>Planning Commission Ex Parte Contacts Policy Disclosure

- 3.1 LANDS OF JJP REALTY ENTERPRISES, LLC, 11481 Magdalena Road; File #60-09-ZP-SD-GD; A request for a Site Development Permit for a 7,037 square foot tennis court and a 6,395 square foot bunker garage. The applicant is also requesting a Grading Policy exception for up to 16' of cut for the bunker garage, 14' of cut and 7' of fill for the tennis court, and the removal of two (2) heritage oak trees. CEQA Review: Categorical Exemption per Section 15303 (e) (Staff-Nicole Horvitz) (CONTINUED FROM THE JULY 2, 2009, PLANNING COMMISSION MEETING).

- 3.2 LANDS OF HOUSTON AND HENSLEY, 27575 Purissima Road; File #216-08-IS-TM-ND-GD; A request for a three lot subdivision of an existing 3.26 acre parcel. The property is zoned R-A (Residential-Agricultural). CEQA Review: Mitigated Negative Declaration (Staff-David Keyon).
- 3.3 LANDS OF MALAVALLI, 12840 La Vida Real; File #46-09-ZP-SD; A request for a Site Development Permit for a landscape screening plan for a new two story residence with a basement and accessory structures approved on December 8, 2005. CEQA Review: Categorical Exemption per Section 15304 (b) (Staff-Nicole Horvitz).
- 3.4 LANDS OF EPISCOPAL LAYMENS GROUP OF LOS ALTOS, (APPLICANT: T-MOBILE WIRELESS), 26410 Duval Way; File #98-09-CUP; A request for a Conditional Use Permit renewal for an existing wireless communications facility consisting of an antenna in the church steeple and ground equipment. A new wood fence is proposed to enclose the existing ground equipment cabinet. CEQA Review: Categorical Exemption per Section 15301 (a) (Staff-Nicole Horvitz).
4. OLD BUSINESS - none
5. NEW BUSINESS – none
6. REPORTS FROM THE CITY COUNCIL MEETINGS
 - 6.1 Planning Commission Representative for July 9 – Commissioner Harpootlian
 - 6.2 Planning Commission Representative for July 23 – Commissioner Collins
 - 6.3 Planning Commission Representative for August 13 - Cancelled
 - 6.4 Planning Commission Representative for August 27 – Cancelled
7. APPROVAL OF MINUTES
 - 7.1 Approval of July 2, 2009 minutes
8. REPORT FROM FAST TRACK MEETING – JULY 21, 2009
 - 8.1 LANDS OF KOONG, 23690 RAVENSBURY AVENUE; File #313-08-ZP-SD-GD; A request for a Site Development Permit for a new 4,415 square foot, two-story residence (maximum height 26') with a 1,794 square foot basement. CEQA Review: Categorical Exemption per Section 15303 (a) (Staff-David Keyon).
9. REPORT FROM SITE DEVELOPMENT MEETING – AUGUST 4, 2009
 - 9.1 LANDS OF WOOD, 27133 Byrne Park Lane; File #116-09-ZP-SD; A request for a Site Development Permit for a landscape screening plan for a pool and pool house approved on April 3, 2007. CEQA review: Categorical Exemption per Section 15304 (b) (Staff-Nicole Horvitz).
10. ADJOURNMENT